

# Success by Design

## A (Constant) Work in Progress

**Jeremy Pate**

10/04/2016



# CITY PLAN 2030

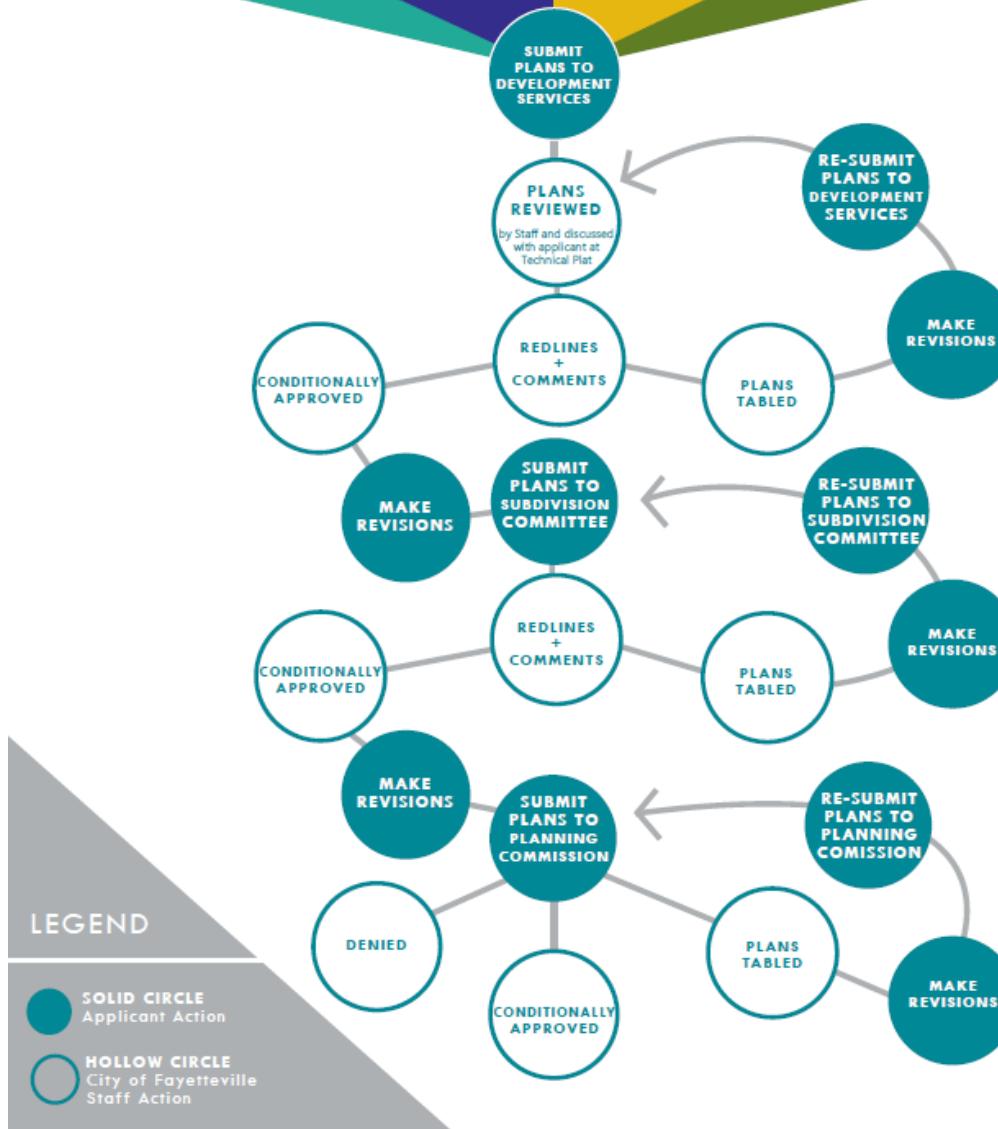
CONCURRENT  
PLAT

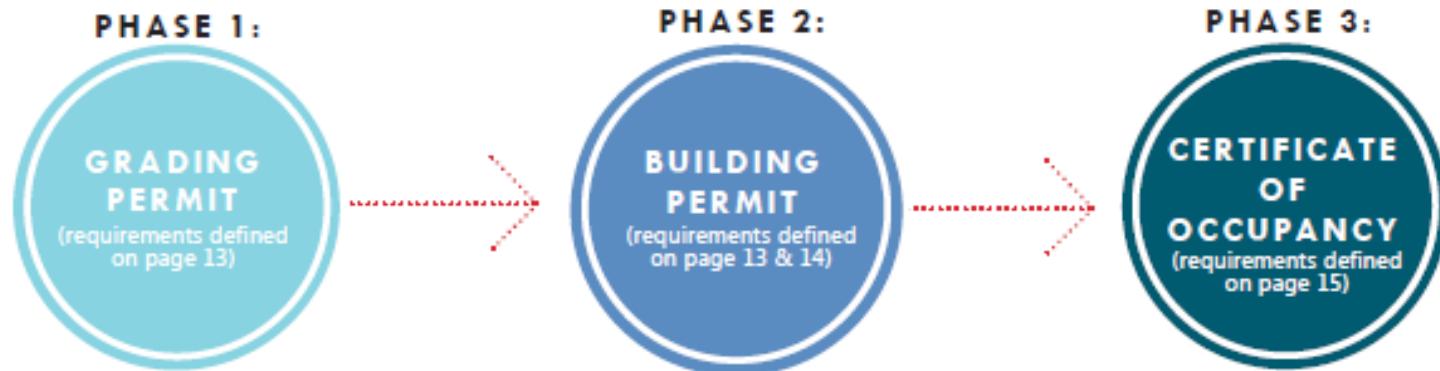
LARGE SCALE  
DEVELOPMENT

PRELIMINARY  
PLAT

PLANNED  
ZONING  
DISTRICT

(The review process for these development plans is the same.)

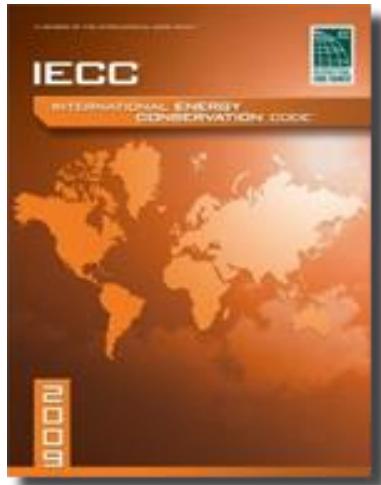
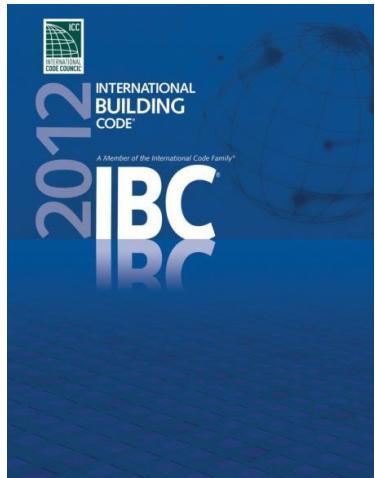
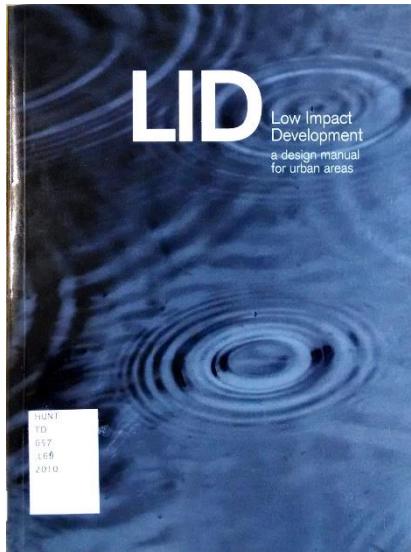
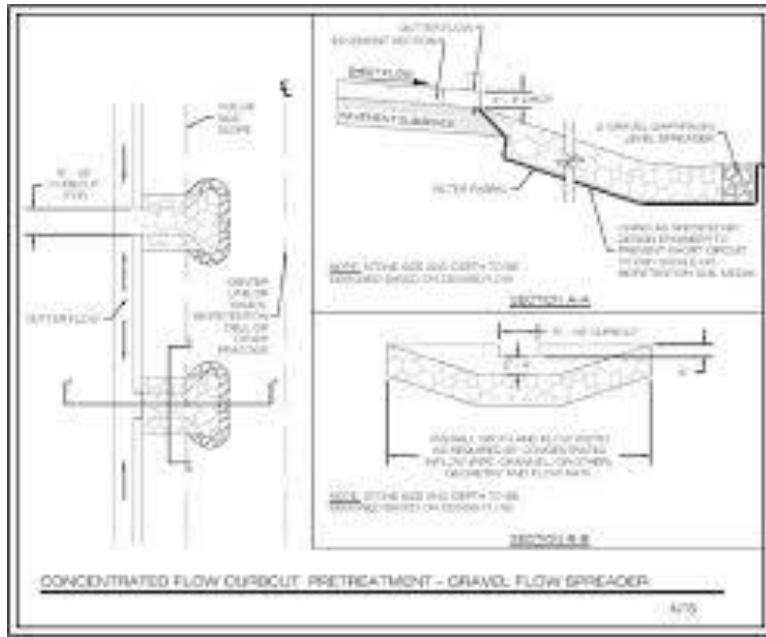




- Approved Tree Preservation and Landscape Plan
- Pre-Construction Meeting
- Approved Tree Preservation Fence Installation

- Performance Surety submitted and approved
- Easement Plat documents signed (if applicable)

- Final Landscape inspection approved by staff
- 3-Year Maintenance Surety submitted and approved

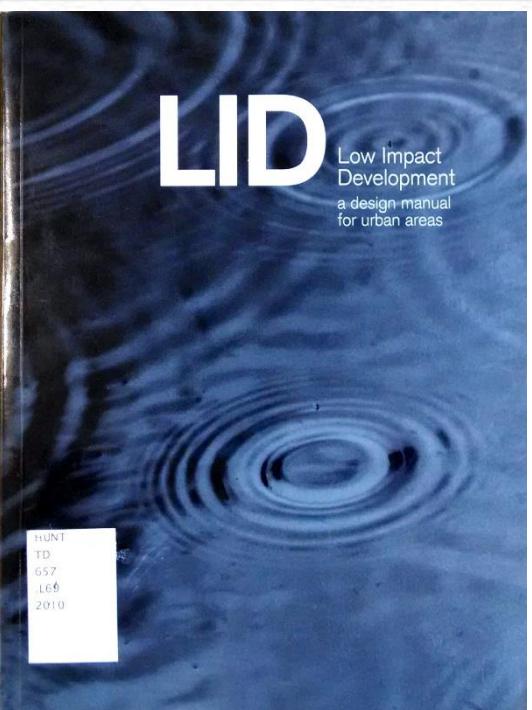
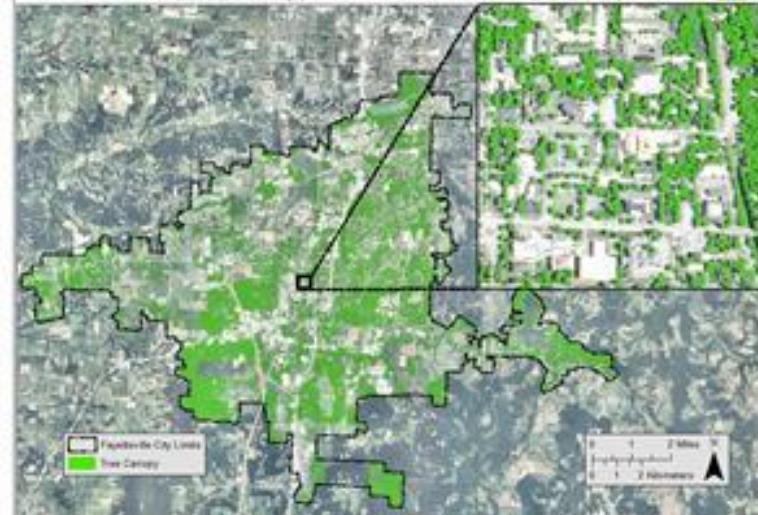




## Tree Canopy in Fayetteville, Arkansas



Based on 2012 NAIP imagery



**MESSAGE  
FROM OUR  
MAYOR  
PG. 3**

**CITY PLAN  
2030  
GOALS  
PG. 5**

**OUR  
ZONING  
DISTRICTS  
PG. 6**

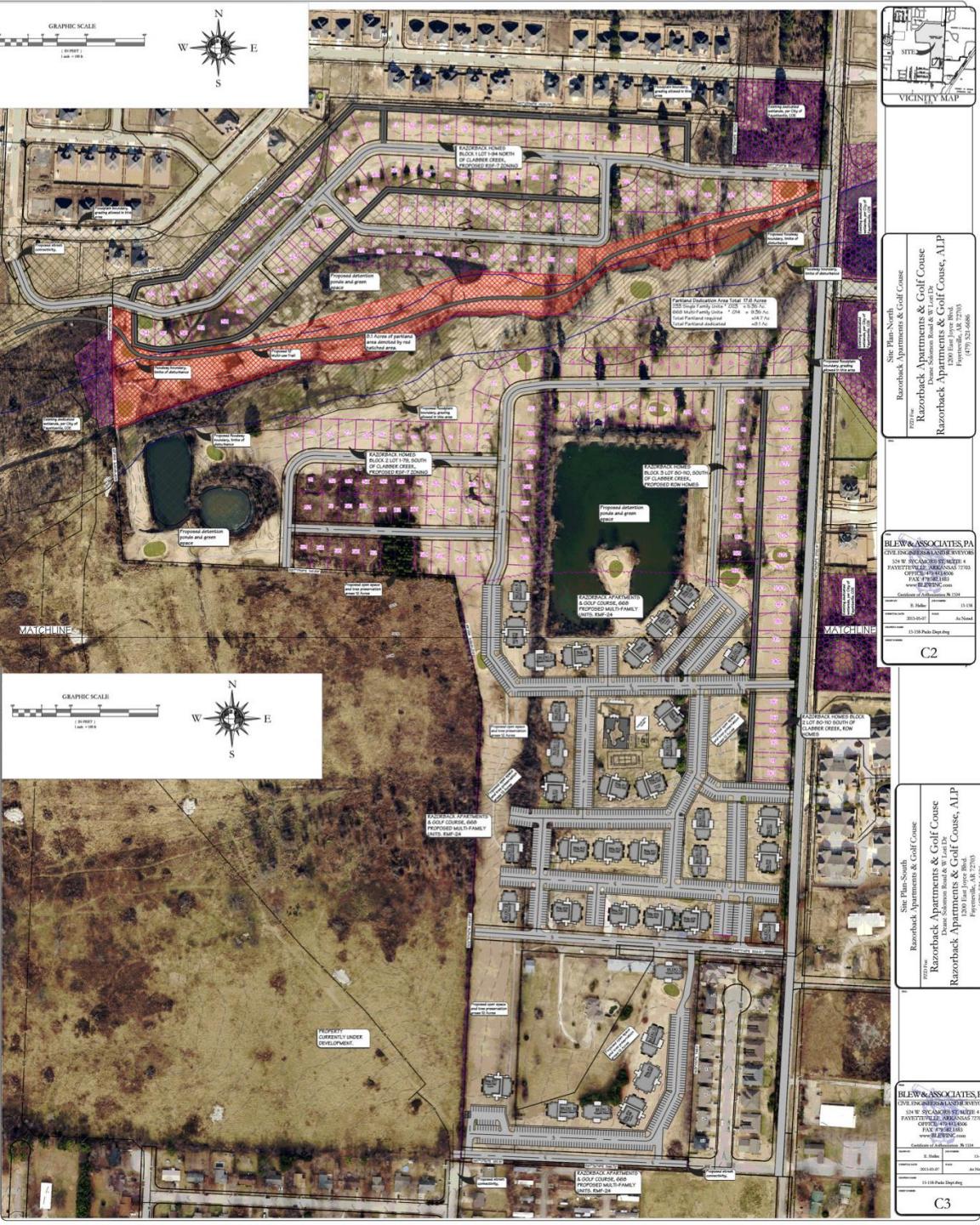
**STREAMSIDE  
PROTECTION  
PG. 9**

**MINIMUM  
STREET  
STANDARDS  
PG. 11**

**TREE  
PRESERVATION  
AND  
PROTECTION  
PG. 12**

**LANDSCAPE  
REQUIREMENTS  
PG. 13**

**LOW  
IMPACT  
DEVELOPMENT  
PG. 14**



# DEVELOPMENT

IN FAYETTEVILLE, ARKANSAS

MAY 2016



FAYETTEVILLE FIRST  
2016

COLLABORATE  
INNOVATE  
CREATE

Boyette  
Strategic Advisors



## FASTEST GROWING CITY IN ARKANSAS

Fayetteville's population is growing faster than any other city in the state and is expected to increase

10% BY 2020



FAYETTEVILLE COST OF LIVING IS 9% BELOW THE AVERAGE IN THE UNITED STATES



## CENTRAL LOCATION

Fayetteville's location in the heart of the U.S. and along Interstate 49 provides an expansive transportation foundation



## 3<sup>RD</sup> BEST PLACE

TO LIVE IN THE UNITED STATES

Source: U.S. News & World Report, March 2016



45%

OF FAYETTEVILLE RESIDENTS HOLD A BACHELOR'S DEGREE OR HIGHER



## SPORTS AND ENTERTAINMENT

THE UNIVERSITY OF ARKANSAS IS HOME TO RAZORBACK SPORTS' 17 VARSITY TEAMS

## 3<sup>RD</sup> BEST PLACE

FOR STARTUP BUSINESSES

FAYETTEVILLE WAS RANKED THIRD IN THE NATION FOR STARTUP BUSINESSES IN 2015 OUTSIDE OF SILICON VALLEY AND NEW YORK.



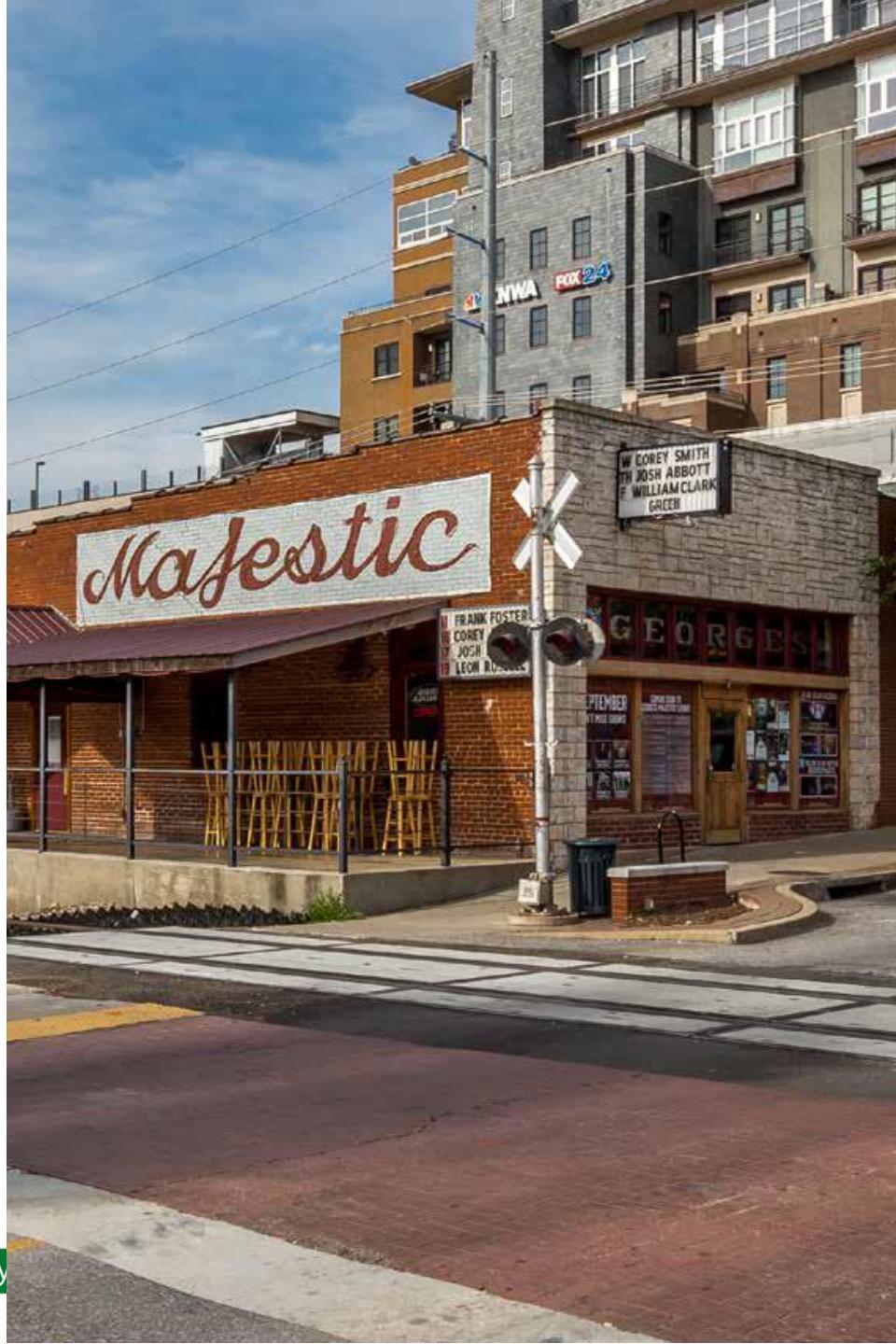
4<sup>TH</sup>  
IN THE U.S.  
FOR LOWEST COST OF BUSINESS

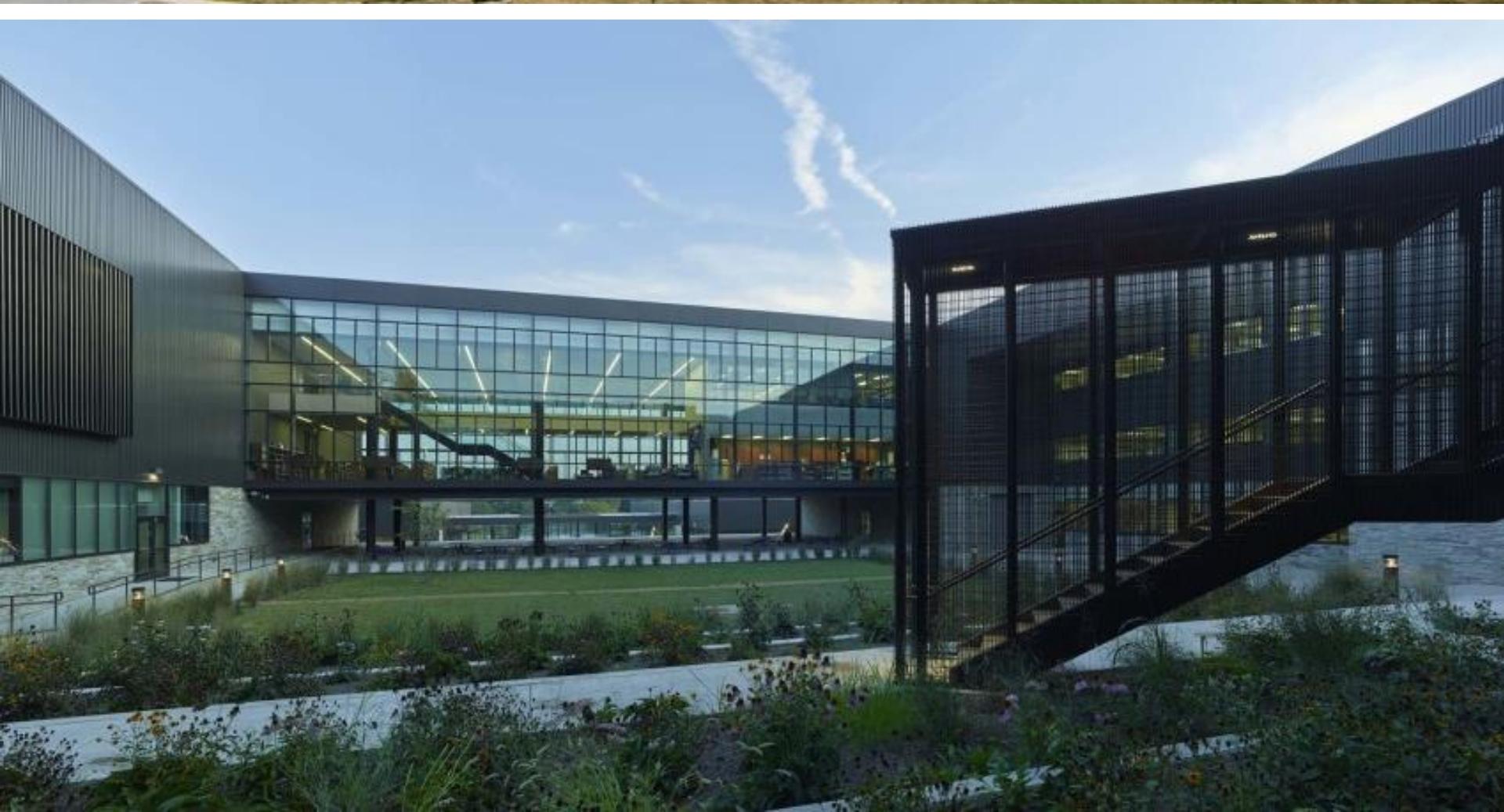


\$65,674 AVERAGE HOUSEHOLD INCOME











CITY OF  
**Fayetteville**  
ARKANSAS



## FAYETTEVILLE IS PROUD TO BE A TREE CITY USA

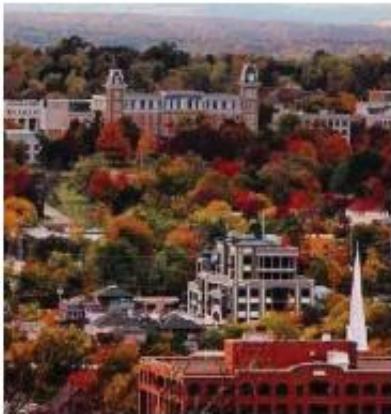


TREE CITY USA®

Since 1995 Fayetteville has been recognized as a Tree City USA community.

The National Arbor Day Foundation honors communities with this award if they meet four core standards of sound urban forestry managements:

1. The presence of a tree board or department
2. A community tree ordinance
3. A community forestry program
4. Observance of Arbor Day





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# FAYETTEVILLE FIRST

## SKILLED WORKFORCE



UNIVERSITY OF  
ARKANSAS  
Is home to a distinguished Arkansas  
research alliance scholar in  
emerging technologies.



## COST OF DOING BUSINESS



WashingtonRegional  
A HEALTHCARE LEADER IN  
NORTHWEST ARKANSAS



### ENTREPRENEURIAL ECOSYSTEM

Northwest Arkansas has a strong alliance  
of entrepreneurial startups, as well as  
support organizations including the Research  
Technology Park, Startup Junkie and Hayseed Ventures.



### SUCCESSFUL STARTUPS

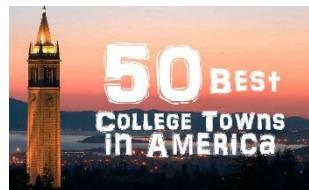
Fayetteville has a growing and diverse list of thriving startups including Riffraff, Lauren James, Wolfspeed, Fayettechill, Hayseed (BIO), NanoMech and Acumen Brands, an e-commerce company that has raised \$100 million in venture capital.



### ENVIRONMENTAL SUSTAINABILITY

THE CITY WAS RECOGNIZED AS  
A 3-STAR SUSTAINABLE COMMUNITY,  
THE ONLY CITY IN THE STATE TO RECEIVE THE HONOR.

## LIVABILITY



**HISTORY OF SUCCESS**  
Pinnacle Foods Corporation, Superior Industries  
International, Tyson Foods, and Walmart Optical  
Lab are just a few of the successful manufacturers  
in the area.



### CENTRAL LOCATION

Fayetteville's location in  
the heart of the U.S. and  
along Interstate 49 provides  
an expansive transportation  
foundation for manufacturing.



U.S. News  
& World Report

Fayetteville, AR

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)





- 12.15.2015 Open Input Session
- 01.20.2016 Stakeholder Input Session
- 02.29.2016 Open Input Session
- 03.28.2016 C&D Meeting
- 04.07.2016 HBA Meeting
- 04.18.2016 C&D Meeting
- 05.05.2016 Stakeholder Input Session
- 05.12.2016 C&D Meeting
- 06.02.2016 HBA Meeting
- 06.15.2016 Open Input Session
- 08.04.2016 HBA Meeting
- 09.01.2016 HBA Meeting

MAY 2016

# DEVELOPMENT

IN FAYETTEVILLE, ARKANSAS



[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)



FAYETTEVILLE, ARKANSAS

# TREE PRESERVATION AND LANDSCAPE MANUAL





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# FAYETTEVILLE FIRST

## Developers vent frustrations with planning process

BY SUSANNAH PATTON Northwest Arkansas Times

Posted on Friday, March 28, 2008

URL: <http://www.nwanews.com/nwat/News/63568/>

Local developers are fed up with the way the city's planning process works and are

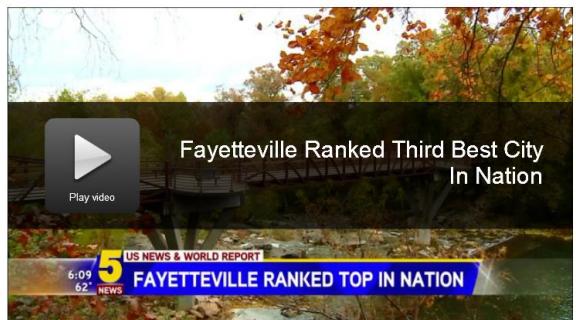
**"I disagree with the ordinance entirely. This ordinance does nothing but create further restrictions and dramatically increase the cost..."**

## NEWS

NEWS    SPORTS    HEALTH    TRAFFIC    ON-AIR    CONTESTS    EVENTS    WEATHER

## Fayetteville Ranked Third Best City In Nation To Live

POSTED 7:51 AM, MARCH 2, 2016, BY 5NEWS WEB STAFF, UPDATED AT 6:06:19PM, MARCH 2, 2016



FAYETTEVILLE (KFSM) -- Fayetteville has been named as the third best place to live in America, coming in behind Denver, Colorado and Austin, Texas in the 2016 U.S. News Best Places To Live Rankings.

The rankings were released Wednesday morning (March 2) and were already creating a talk around town. Evelyn Sosa has lived in Fayetteville for 11 years. She said she feels like it's a progressive town that is centered around nature and family.



ARKANSAS

CNNMoney.com > Small Business > Best Places to Launch

### BEST PLACES TO LAUNCH

The best metro areas for small business startups

2009 ▾

#### Fayetteville, AR

**MSA:** Fayetteville-Springdale-Rogers, AR-MO

**Best places ranking:** #13 among midsize metro areas

**Population:** 443,976

Locals love Fayetteville, which lies 1,400 feet above sea level in the foothills of the Ozark Mountains. There's plenty to do: football fans go crazy for the University of Arkansas Razorbacks, flooding the city during home games. Outdoor enthusiasts fish in nearby lakes and bike and hike in the Ozarks. But culture isn't lost on this

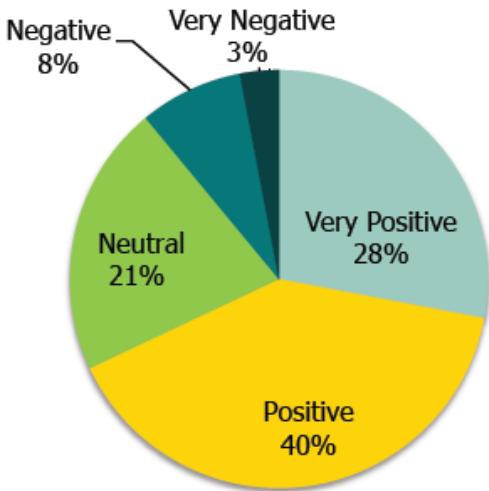


PHOTO: ROLF WILKIN

ily's Crystal Bridges  
le. It's one of the nation's

nd to J.B. Hunt, the  
onville, has grown an  
than 1,300 of them -- to  
ashioned the area

### How would you rate Fayetteville as a place to do business?

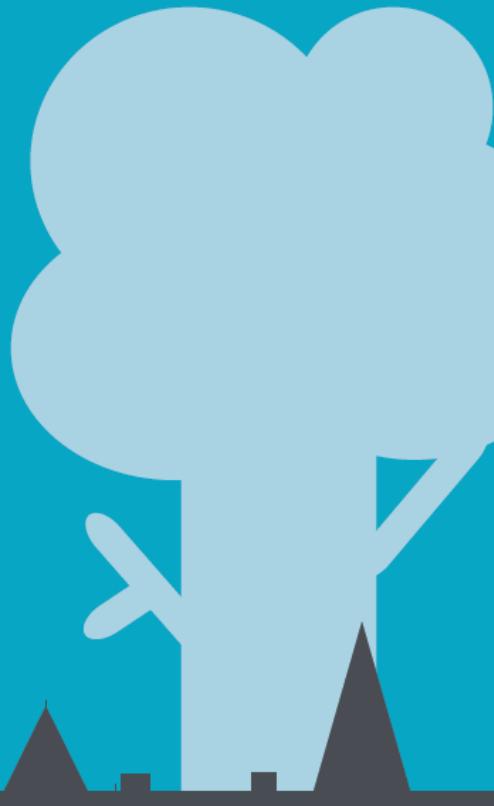


Focus on "streamlining the approval process to address the previous frustration and reputation for being "business unfriendly."

# DEVELOPMENT

IN FAYETTEVILLE, ARKANSAS

MAY 2016



## CENTRAL LOCATION

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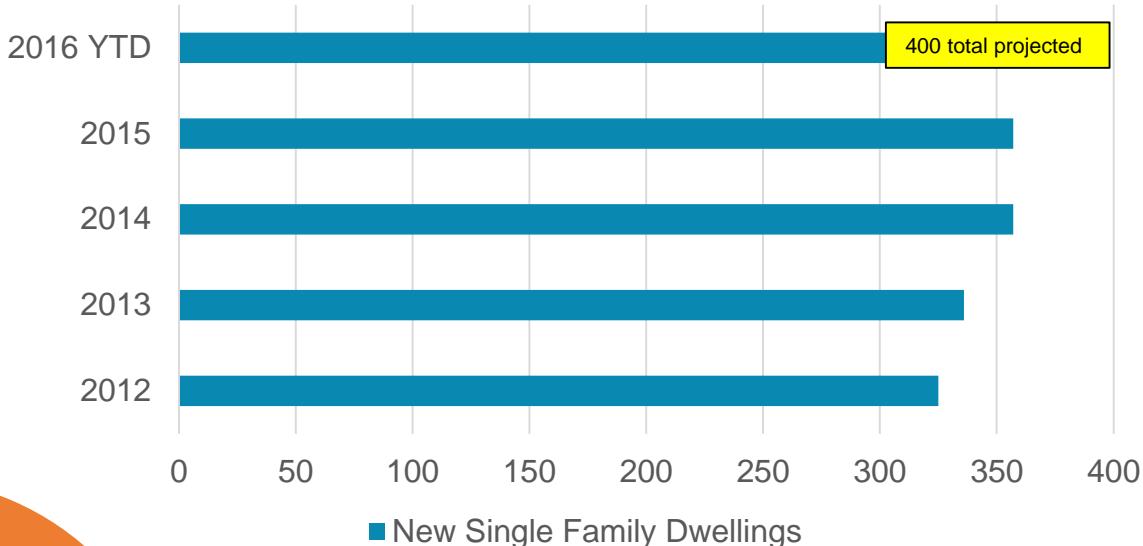


3<sup>RD</sup> BEST  
PLACE

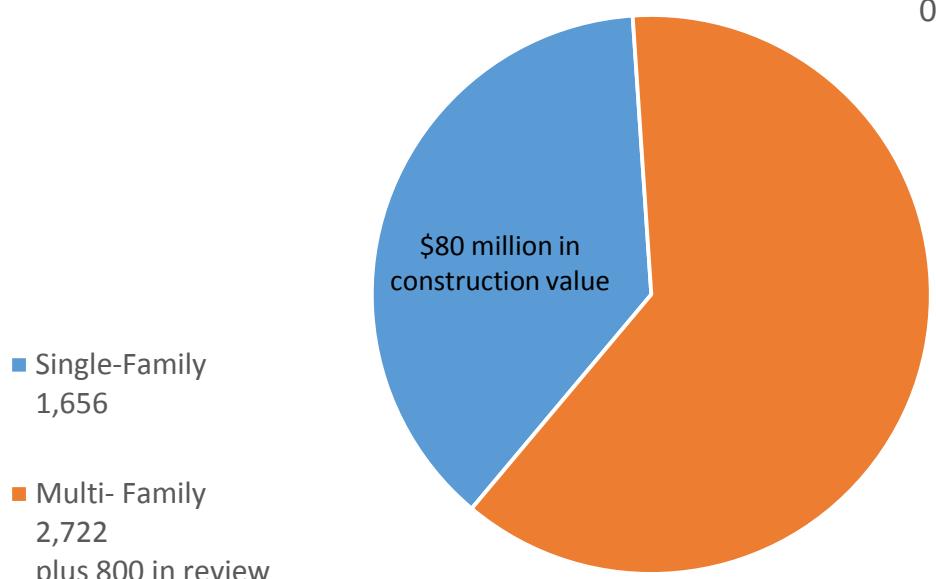
TO LIVE IN THE  
UNITED STATES

Source: U.S. News & World Report, March 2016

## New Single Family Dwellings



## New Dwellings 2012-2016



■ Single-Family  
1,656

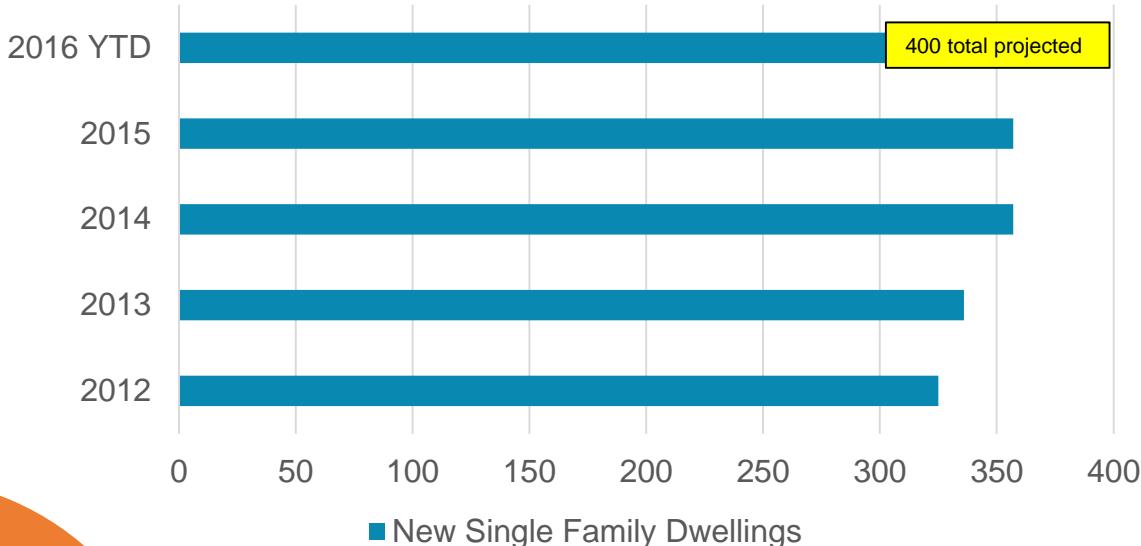
■ Multi-Family  
2,722  
plus 800 in review

Average single home size = 2,756 SF

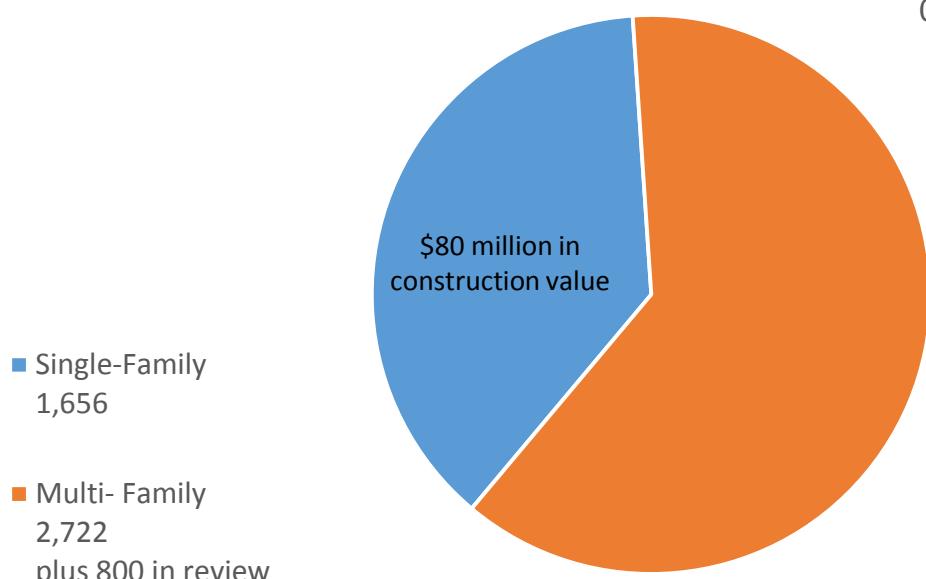
Total new multi-family beds since 2012 = 8,000 new beds



## New Single Family Dwellings



## New Dwellings 2012-2016





# DELI



Always  
A FAMILY  
FAVORITE

# PIZZA



SPACE FOR LEASE

OPENING  
FALL 2015



Colliers  
INTERNATIONAL

ALAN W. COLE  
479 644 5849  
[alan.cole@colliers.com](mailto:alan.cole@colliers.com)



# WHOLE FOODS MARKET

Welcome to





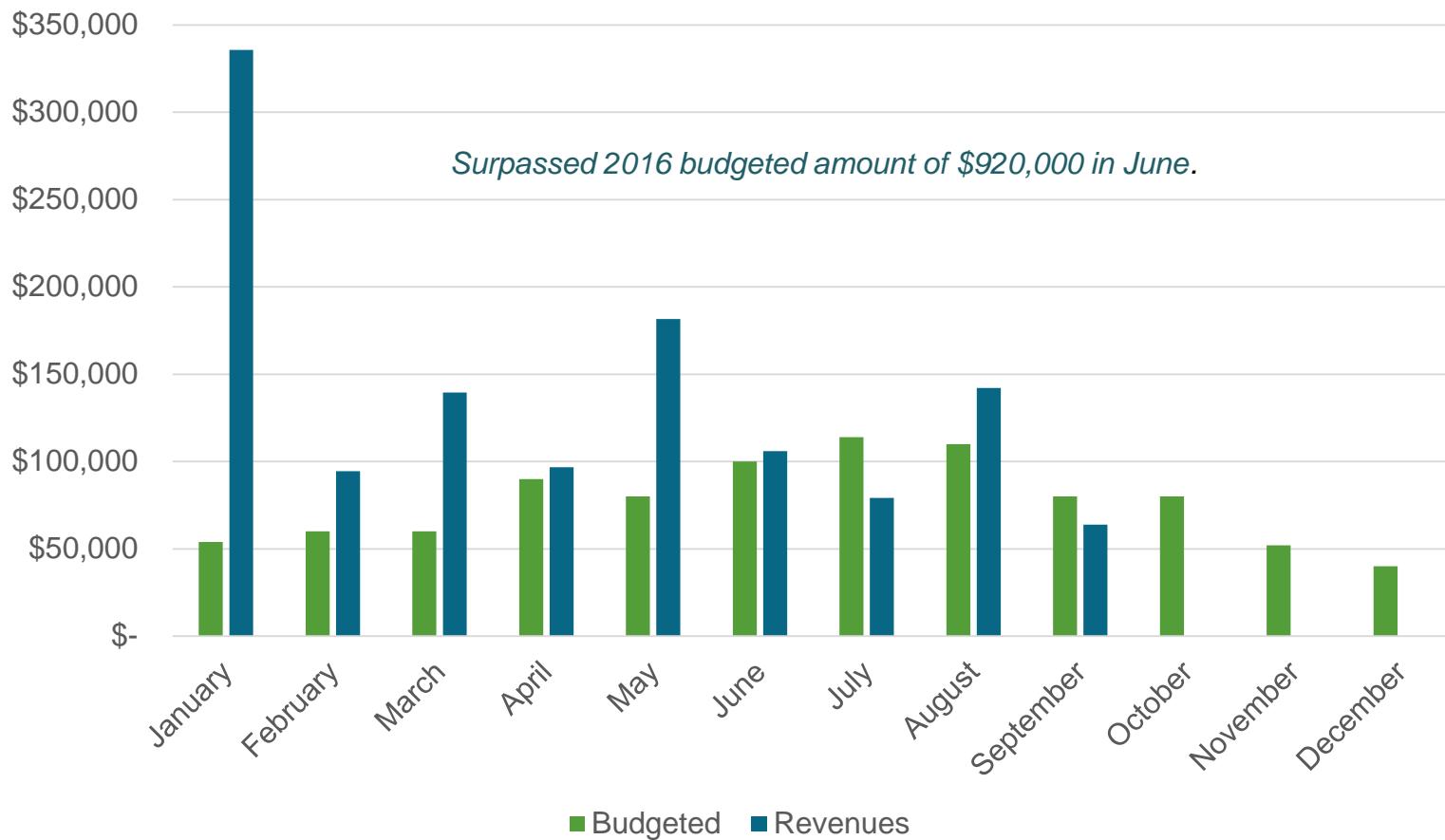
# PIEOLOGY

THE STUDY OF CUSTOM PIZZA

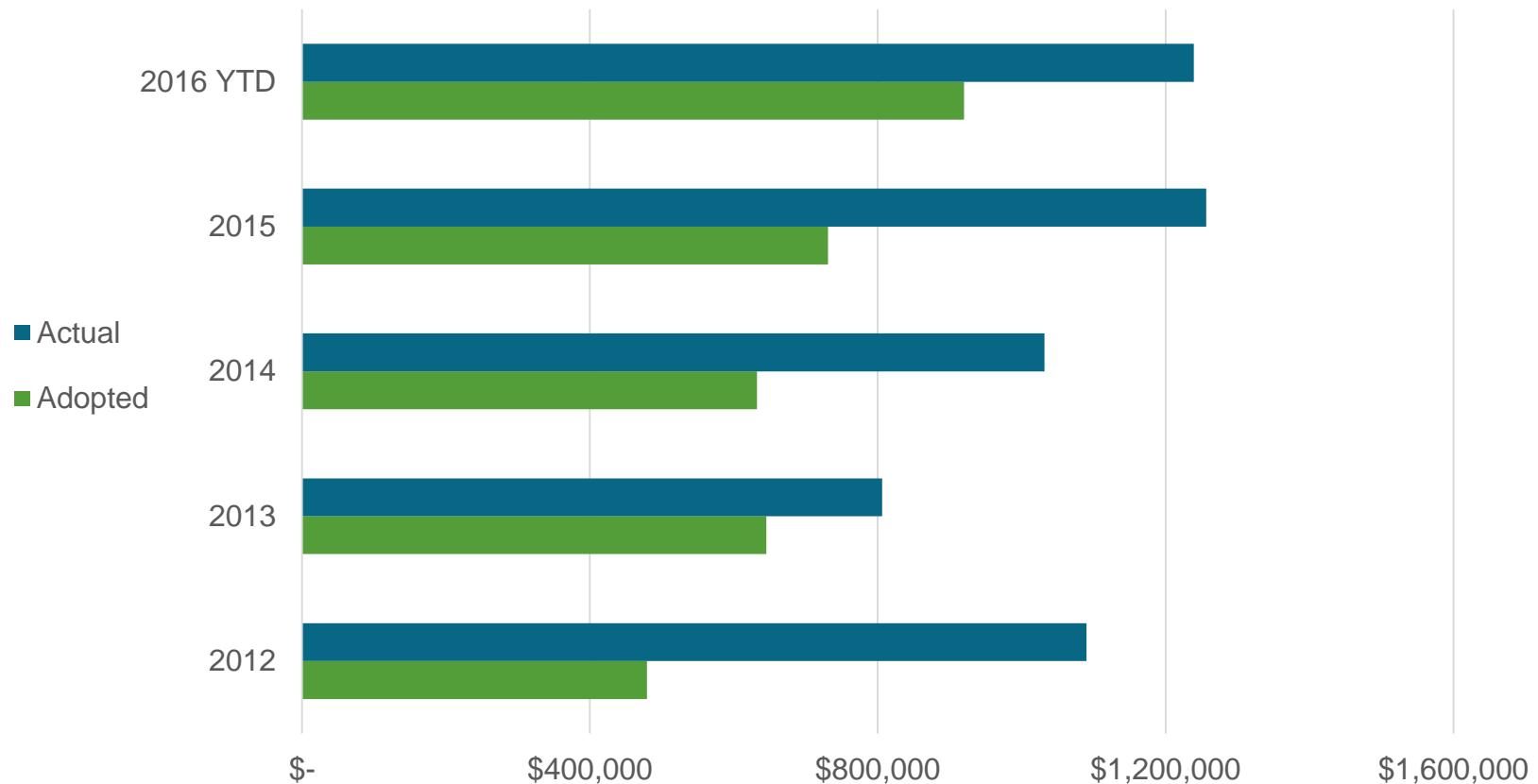
A NEW DEMONSTRATION  
COMMERCIAL PROPERTY  
479-478-6161 rhgħan.com



## 2016 Building Permit Revenue (YTD)



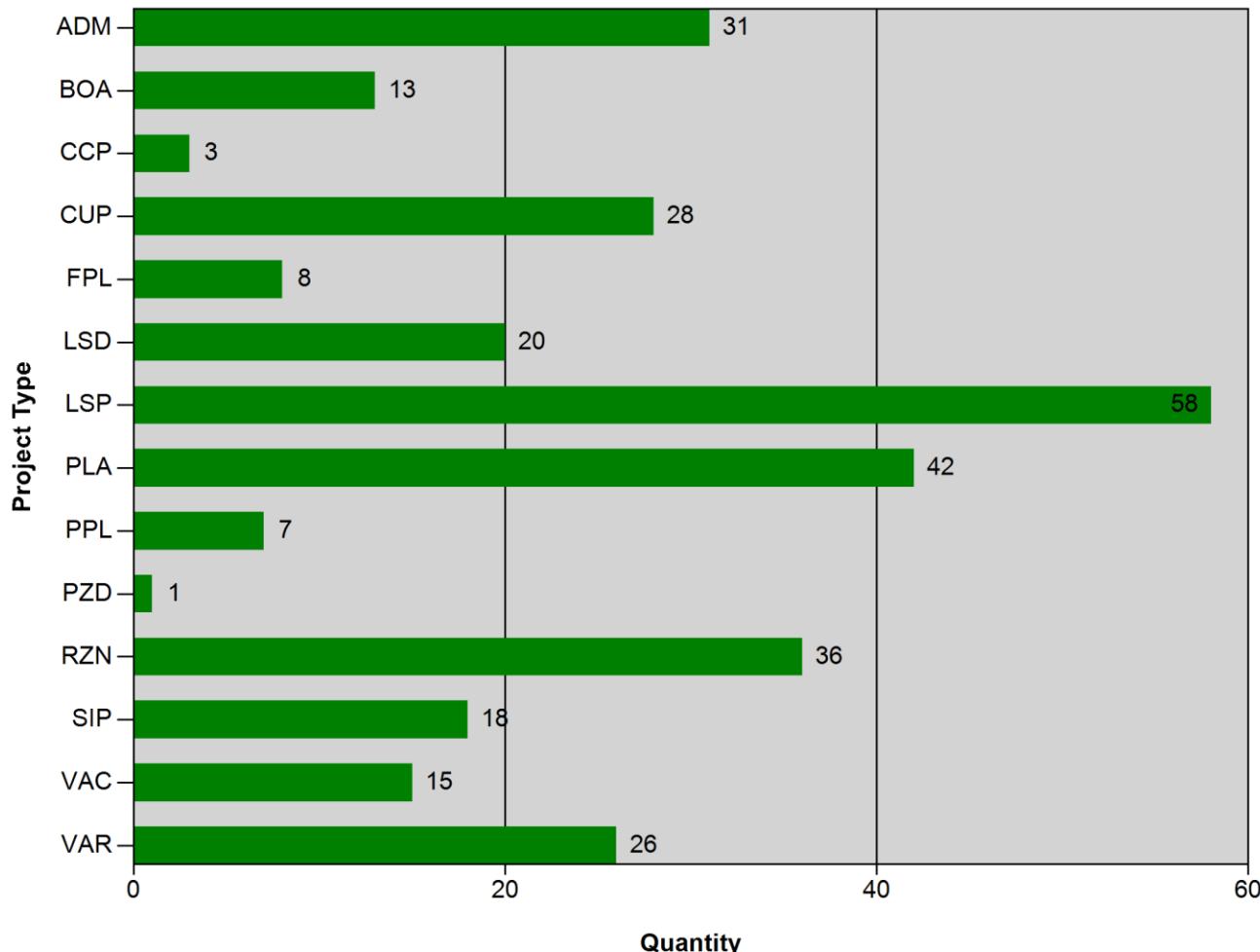
## Building Permit Revenue



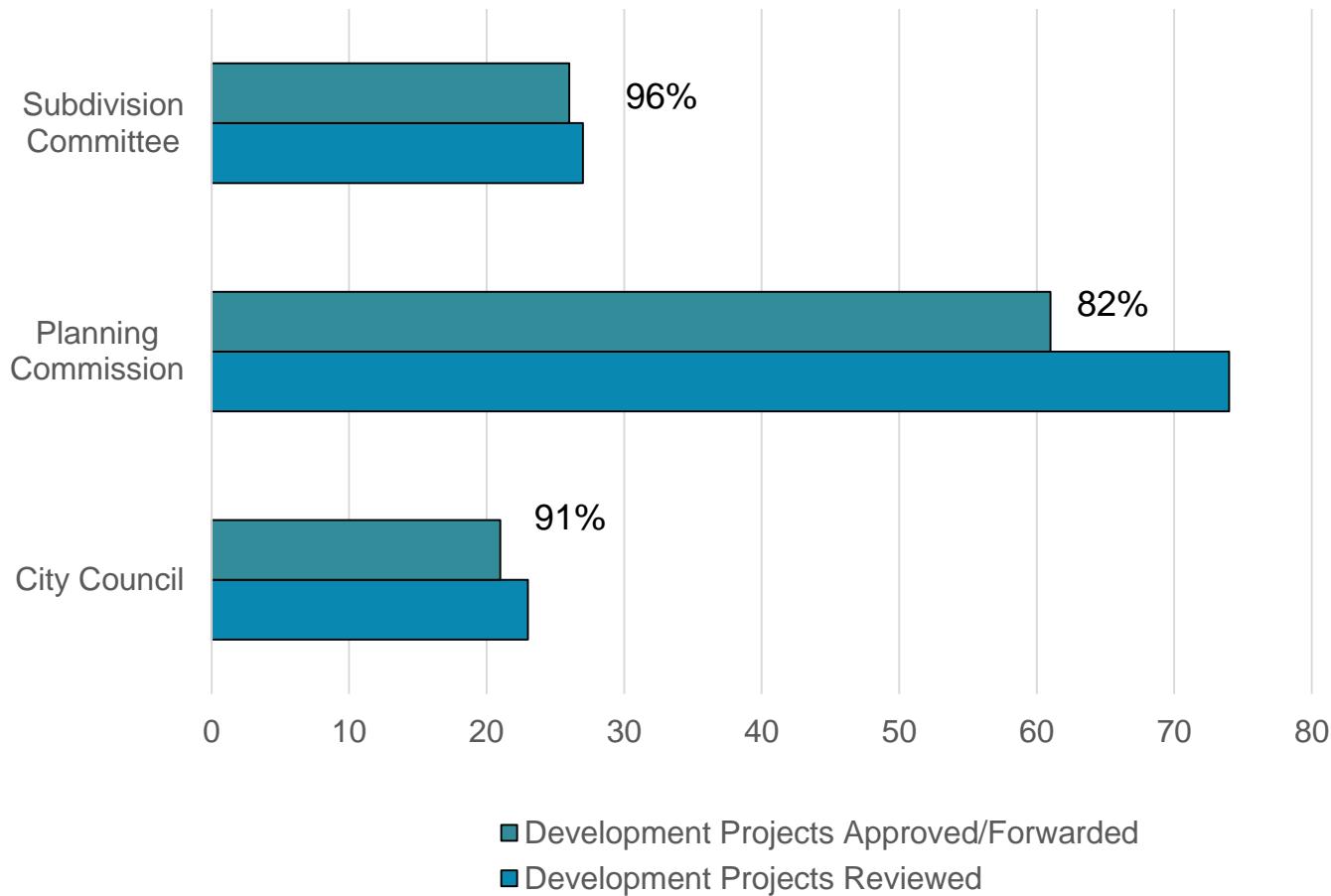
# City Planning Division

Planning Division Submittals

1/1/2016 thru 10/2/2016



## Development Approvals



# CITY PLAN 2030



## Fayetteville eliminates minimum parking requirements

By Todd Gill - 55 Comments  
October 7, 2015

Share 1321 Tweet 374



# CITY PLAN 2030 GOALS

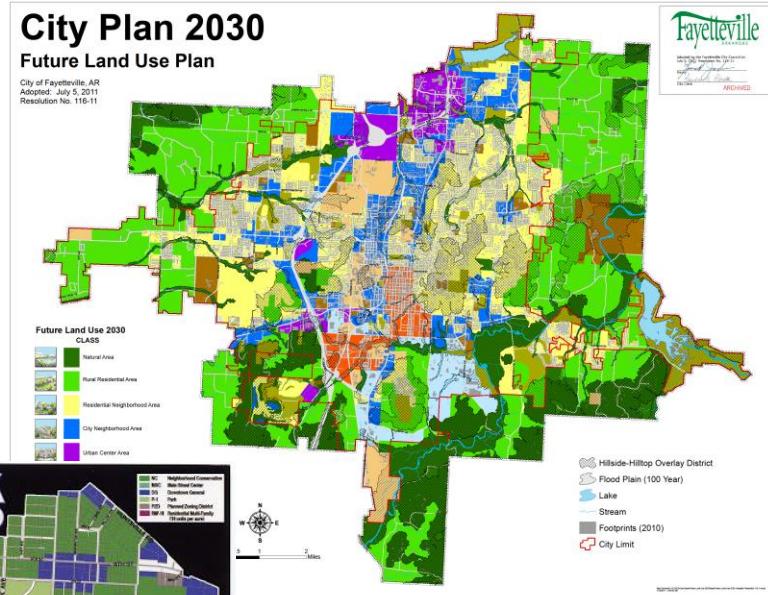
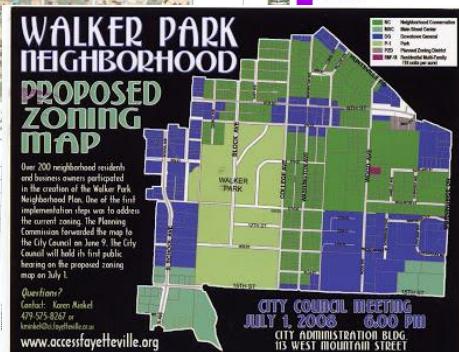
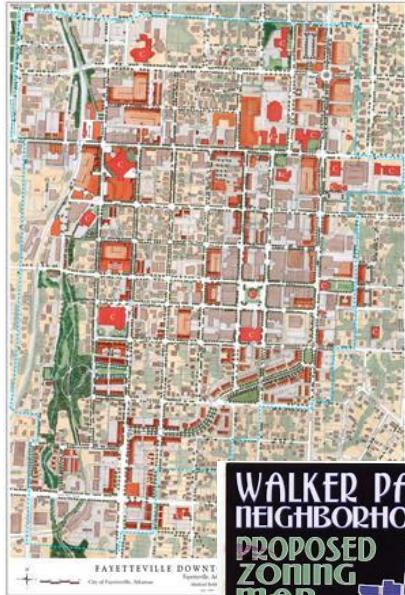
Established in 2011, these goals serve as the City's groundwork for everything we do.

- 
- 1 We will make appropriate infill and revitalization our highest priorities.
- 2 We will discourage suburban sprawl.
- 3 We will make traditional town form the standard.
- 4 We will grow a livable transportation network.
- 5 We will assemble an enduring green network.
- 6 We will create opportunities for attainable housing.

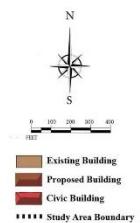






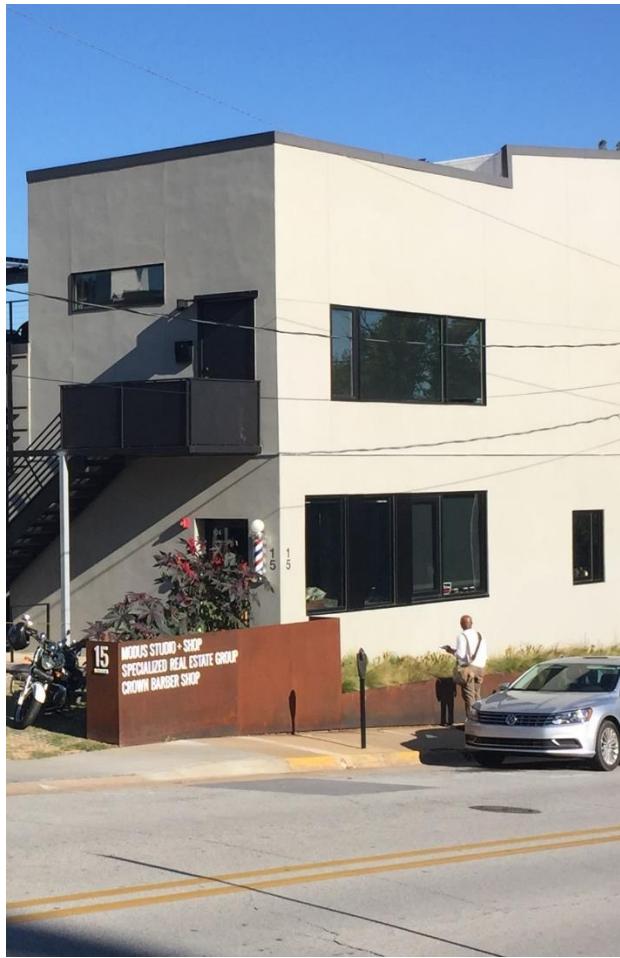


**WEDINGTON CORRIDOR  
ILLUSTRATIVE MASTER PLAN**  
FAYETTEVILLE, ARKANSAS  
NOVEMBER 2012  
ADOPTED BY RESOLUTION NO. 59-13  
MARCH 19, 2013









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200  
W. CENTER

*Arsaga's*







**JJ'S GRILL**

FREE LIVE MUSIC • HAPPY HOUR • KITCHEN TIL MIDNIGHT



WELCOME  
HOG  
FANS

FDC  
3220 DICKSON









684

684

698







522



4106

GATHER  
DICKSON

333

TOYOTA  
PLANO









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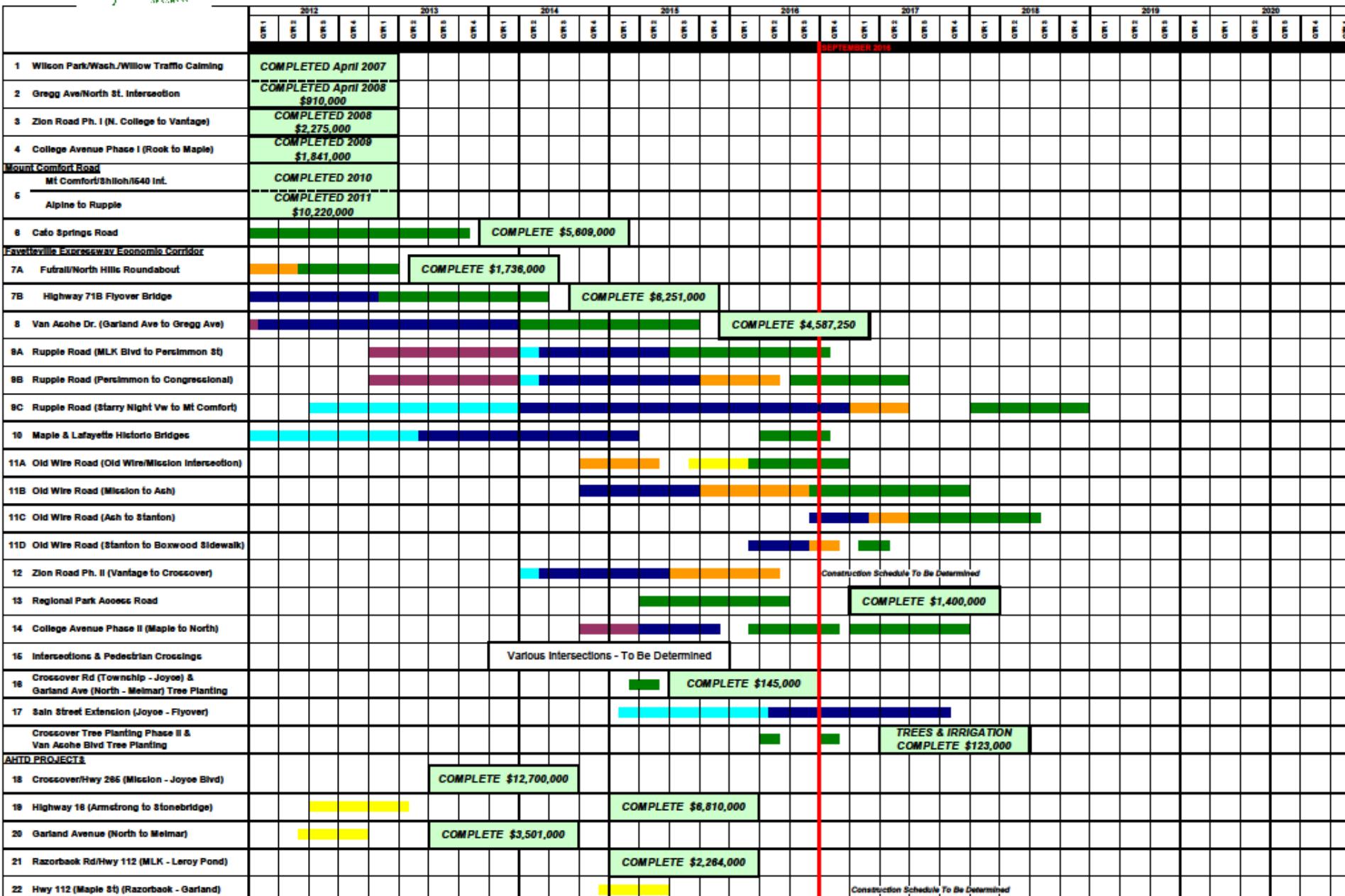
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# FAYETTEVILLE MOBILITY



## TRANSPORTATION BOND PROGRAM

### Summary Schedule



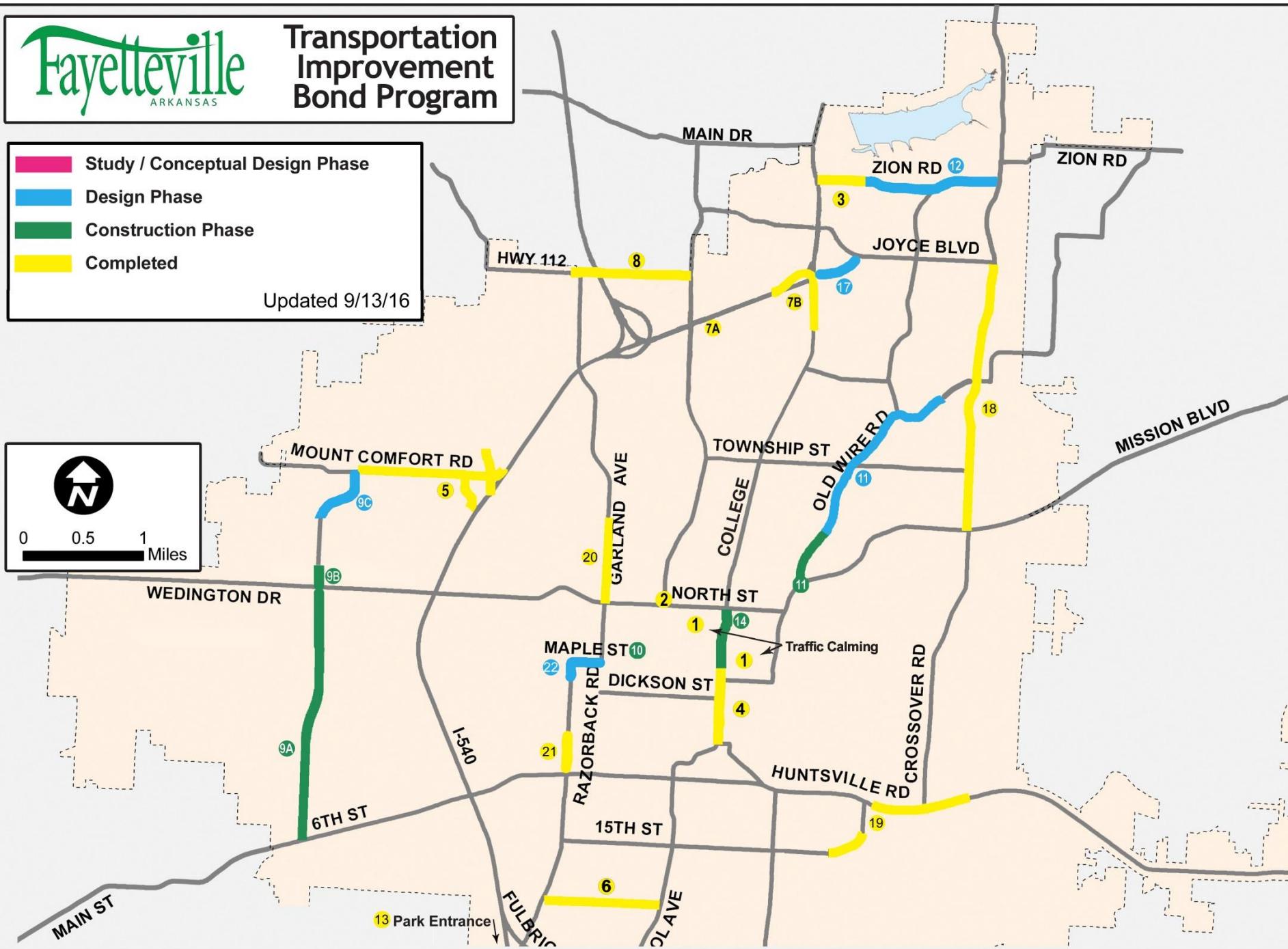
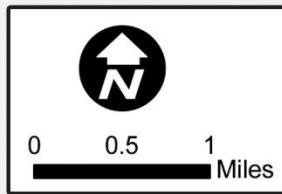
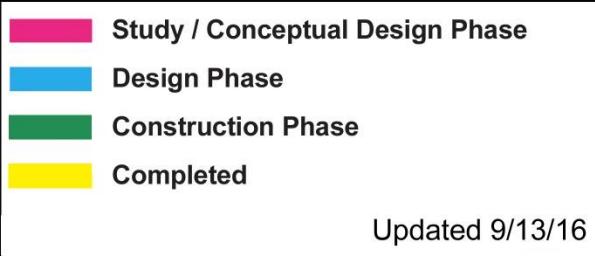
Notes: 1) Huntville (Happy Hollow to Stonebridge) and Fifteenth Street (Happy Hollow to S. College) have been combined and renamed to Highway 18 Improvements, Armstrong to Stonebridge.  
 2) AHTD project milestones are included for reference only. The Arkansas Highway and Transportation Department is managing these projects, and the City has little control over the schedule.

LEGEND:

- Study/Concept. Design Phase
- Property Acquisition/Preconst. Phase
- Utility Relocation Phase
- Consultant Procurement Phase
- Construction Phase

# Fayetteville ARKANSAS

## Transportation Improvement Bond Program

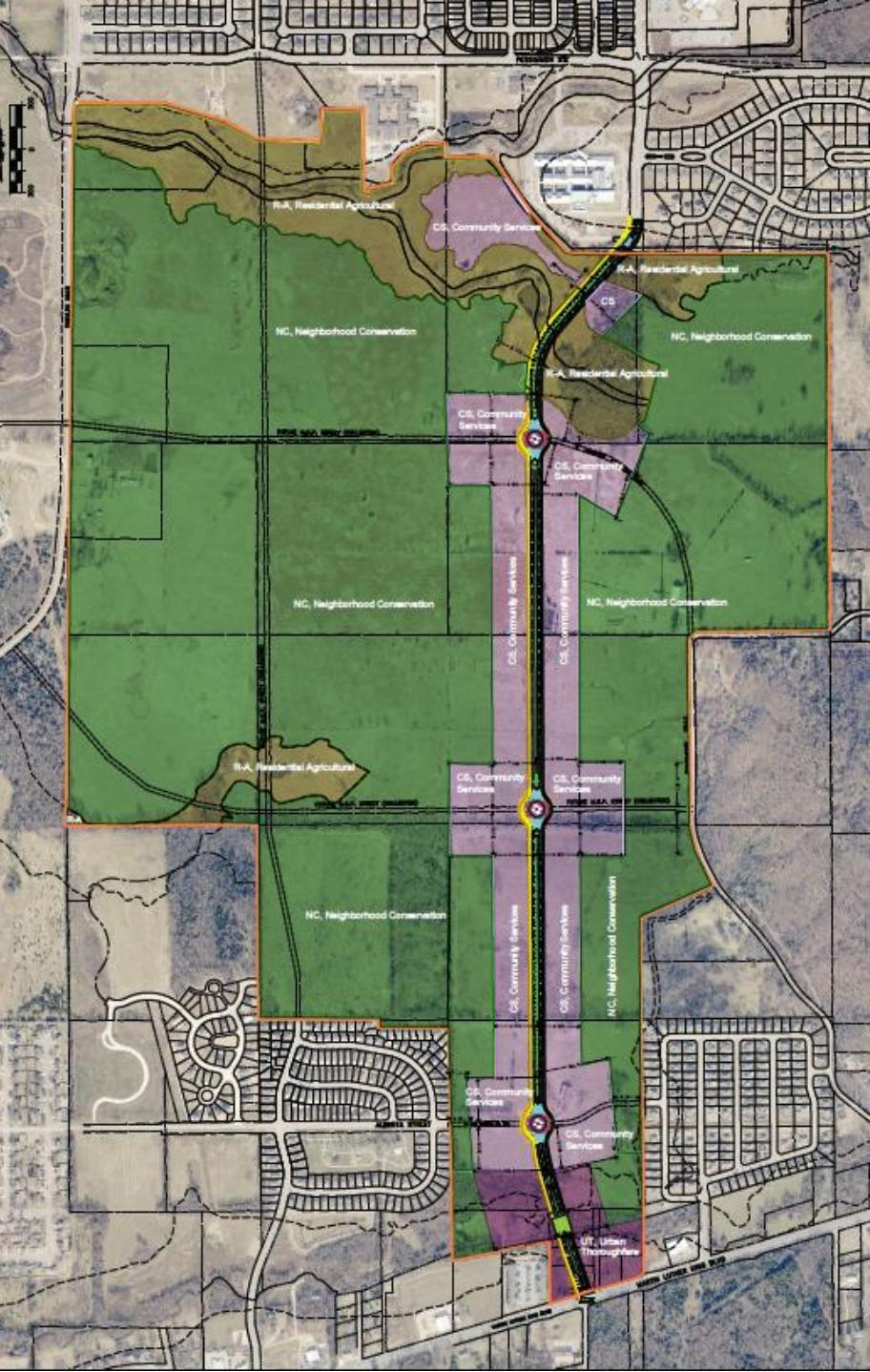


























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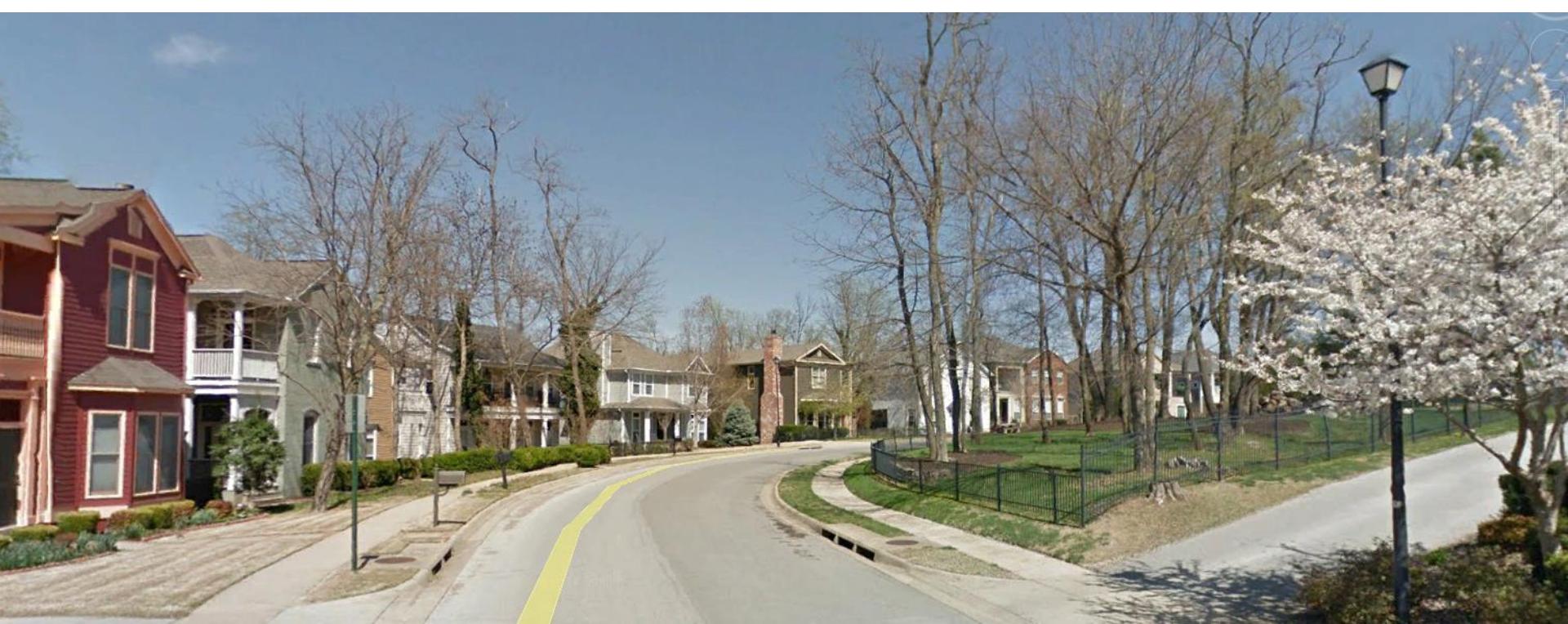


























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e



1995



# THE HOMES AT WILLOW BEND



A Traditional Neighborhood Housing Development  
Fayetteville, Arkansas



# FORM-BASED ZONING

## WHAT IS IT?

Form-based zoning districts emphasize the form of development rather than the separation of uses. The form-based method allows for mixed uses at the neighborhood, block and building level.

## WHY IS IT IMPORTANT?

Form-based zoning districts allow for a wider range of uses and have architectural design standards. The adoption of City Plan 2030 and the Downtown Master Plan led to the adoption of form-based zoning districts. The code was designed to ensure that specific areas retain livability and a human-scale, while allowing for an increase in density and economic value. Once a property is rezoned to one of the form-based districts, development proposals that meet the architectural and site design standards can be approved administratively.

## WHERE ARE THEY FOUND?

Form-based zoning districts are prevalent in the Downtown and Walker Park neighborhood areas and can be used in other areas of the City, each with separate building height, use and build-to line requirements. The City Council also adopted three form-based zoning districts in 2010 that parallel three conventional commercial zoning districts.

Form-based zoning districts can be found on the City's interactive GIS web application at [fayetteville-ar.gov/GISzoning](http://fayetteville-ar.gov/GISzoning).

## FORM-BASED DISTRICTS



DOWNTOWN CORE

URBAN THROUGHFARE

MAIN STREET CENTER

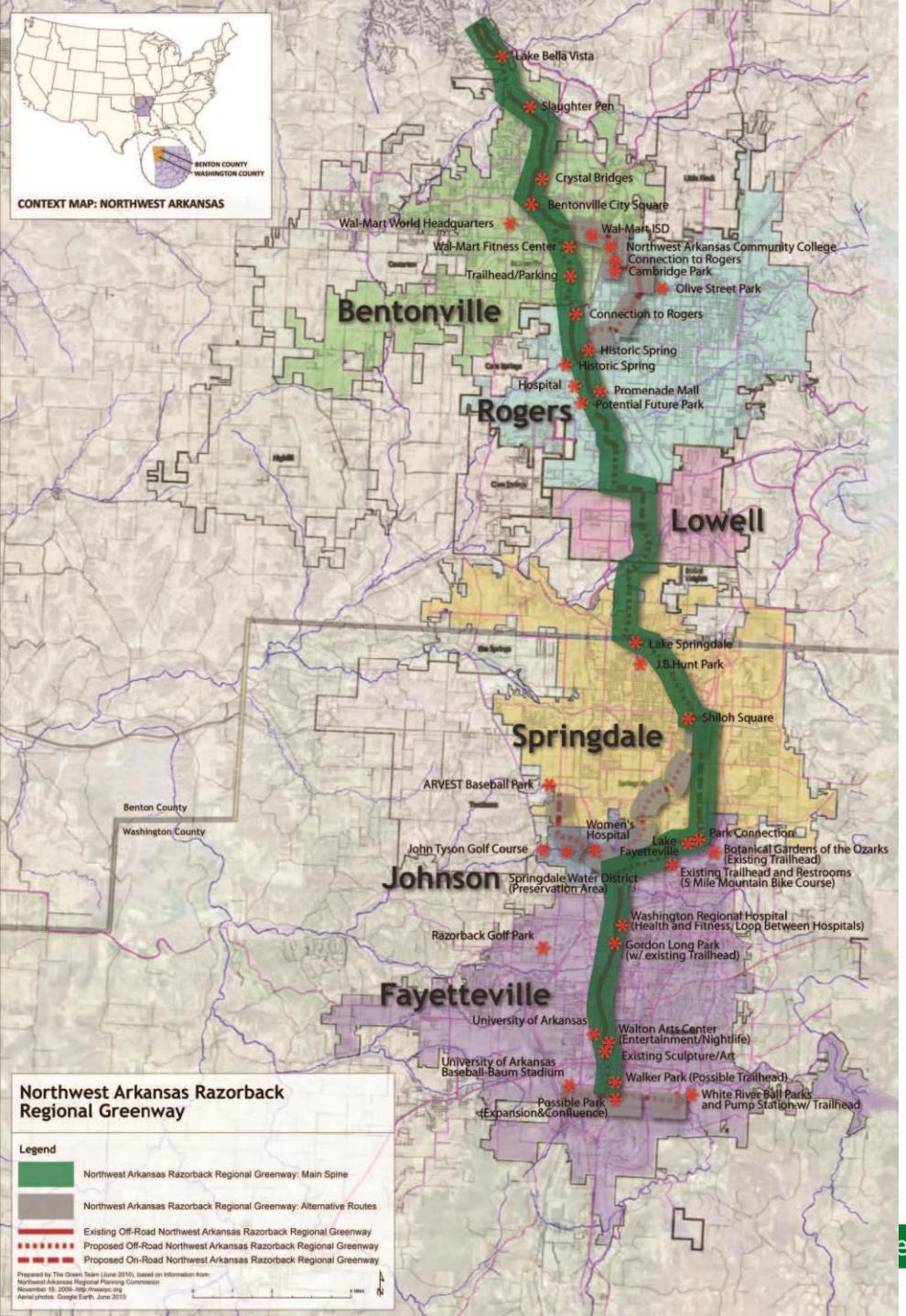
DOWNTOWN GENERAL

COMMUNITY SERVICES

NEIGHBORHOOD SERVICES

NEIGHBORHOOD CONSERVATION







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www.



## Rogers Working On Downtown Master Plan



By Joseph Holloway | [jholloway@knwa.com](mailto:jholloway@knwa.com)

Published 01/28/2015 10:44AM Updated 01/29/2015 01:11AM

ROGERS -- The city of Rogers is hoping to revitalize its downtown district. The planning commission is

95%



### The Siloam Springs Master Plan

from [justinmertes](#) 4 months ago | more



More from [justinmertes](#)

Autoplay on



The Siloam Spr...  
from [justinmertes](#)

iIMAGINE  
JBU ACSD Pro...  
from [justinmertes](#)

Main Street Siloam Springs hired me to create an explanatory video for the public, in hopes of encouraging them to vote "Yes" for a "quality of life" tax extension. The vote passed with flying colors.



www.fa

## Springdale officials work toward overlay district

[Home](#) / [News](#) / [Arkansas](#) /

### New Bentonville downtown design standards up for approval

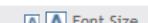
By Melissa Gute [twitter](#)

This article was published October 3, 2016 at 1:00 a.m.

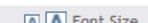


#### Web watch

A draft of the recommended downtown regulations is available at [www.bentonvillear.com/departments/planning-department/codes/code-changes](http://www.bentonvillear.com/departments/planning-department/codes/code-changes).



Comments



Font Size

BENTONVILLE -- The public has one more chance to voice its opinion about downtown residential development standards before the Planning Commission votes on them.

Two public hearings regarding the changes will be held at Tuesday's Planning Commission meeting.

One will be

The meeting

Planning sta

"It's not a m  
commissioner

He explained  
evaluate lar  
he said. Tha

Planning off

## Springdale Downtown Revitalization Master Plan

The City of Springdale and the Downtown Springdale Alliance are working with Alta to develop a Downtown Master Plan for the City of Springdale, one of four primary cities that comprise the Northwest Arkansas region, and the heart of the new 36-mile Razorback Greenway. The goal of this urban development and revitalization program is to enhance downtown as a thriving, clean, friendly, and attractive destination that improves economic vitality and supports new business opportunity.



CORPORATE  
SERVICES



ENTREPRENEURS  
AND INNOVATORS



LEGACY  
MANUFACTURERS



RETAIL



SPECIALIZED  
TECHNOLOGIES



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FAYETTEVILLE FIRST



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# FAYETTEVILLE FIRST